



Wineries & Tasting Rooms Ordinance

Presented: Los Angeles County Regional Planning Commission
March 25, 2009





BACKGROUND

- September 2000: Board of Supervisors approves first ordinance specifically written for wineries
- June 10th 2008 Board of Supervisors requests Department of Regional Planning (DRP) report and recommendations
- October 7th, 2008 the Board approves DRP report and directs DRP to draft an ordinance to present before the Regional Planning Commission in 90 days.
- DRP is granted an extension of an additional 90 days to conduct outreach, and environmental review.

WINERY

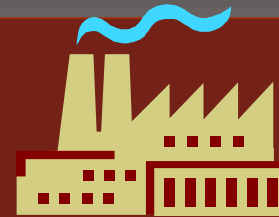


Agricultural



Director's Review

EXTREMELY LIMITED



Industrial



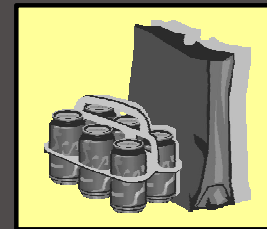
Permitted
By-Right



"VISITOR SERVING
USES"



Conditional Use Permit



ALCOHOL SALES

END RESULTS:

- HIGH COST & TIME INVESTMENT
- DE FACTO CUP FOR WINERY = MISLEADING PROCESS

Additional Issues:

- Restrictions greater than on similar agricultural uses (dairies, fruit packaging and processing).
- Clarity with other agencies (Wastewater requirements, ABC License)
- Organizational issues- relevant portions of code in many different locations.
- Aim of Alcohol CUP is an imperfect fit with tastings.



REVISIONING WINE PRODUCTION



- ❖ Permitting and review should increase with intensity of use.
- ❖ Understand 3 activities of wine production:
growing the crops (agricultural),
producing wine (industrial) and
selling the product (commercial)



- ❖ Establish tasting rooms separate from wineries



- ❖ Regulate through tasting room specific use permits, instead of Alcohol Sales Conditional Use Permit



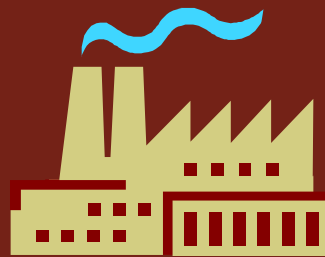
ZONING CHANGES

Identified existing and new (**yellow**) zones which could appropriately absorb one or more of the activities.

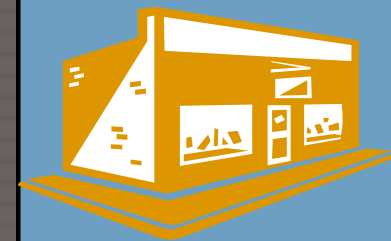
Added commercial zones for tasting rooms (modeled after Lancaster approach).



A-1, A-2, A-2H,
RR



M-1, M1½,
M-2, M-3,
M-4, **C-M**



**C-1, C-2,
C-3, C-M**



A-1, A-2, A-2H, **RR**

Agricultural Zones Permitting:



Permitted By-Right



ZONES
A-2,
A-2H,
RR

No onsite sales to general public.

Production limits.

Wholesaling, mail orders



Minor Conditional Use Permit



ZONE
A-1



Small scale public retail and limited tastings

Accessory to a winery



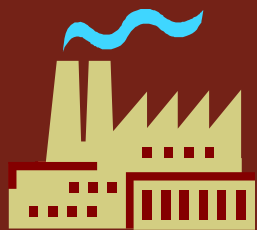
Conditional Use Permit



Remote means tasting rooms on a separate parcel from the winery

ANY WINERY OR TASTING ROOM THAT WISHES TO MODIFY STANDARDS

Agricultural specific standards: production and tasting supportive of and secondary to agricultural production



M-1, M1½,
M-2, M-3,
M-4, **C-M**

Industrial Zones Permitting:



Permitted Use



**No onsite sales to the
general public.**

No Production Limits



Minor Conditional Use Permit



Accessory to Winery



Conditional Use Permit

**ANY WINERY OR
TASTING ROOM
THAT WISHES TO
MODIFY STANDARDS**



Commercial Zones Permitting & Standards



Minor Conditional Use Permit



Remote tasting rooms in commercial zones: same standards for tasting rooms.

Except: they may host small (no more than 25 persons) wine events without a temporary use permit. Slightly more permissive than industrial or agricultural.



OUTREACH & Media Coverage

Spring & Summer 2008
MET W/ ANTELOPE VALLEY WINEGROWER ASSOCIATION

August 27, 2008
ANTELOPE VALLEY PRESS ARTICLE

January 29th 2009
ASSOCIATION OF RURAL TOWN COUNCILS

February 20th 2009,
605 HEARING NOTICES:
Antelope Valley,
Santa Clarita Valley
Santa Monica Mountains

- Frequent update emails sent to interested parties
- Copies of all drafts and reports became available on the DRP website as they were produced.
- Received: 3 letters of support. 3 letters with concerns.



SUMMARY:

- ❖ Streamline permitting for local winegrowers.
- ❖ Ensure that uses are small in scale and well regulated for compatibility.
- ❖ Customize our approach.



VINEYARDS

Although vineyards are an integral part of the wine production process, this ordinance does not alter the permitting process or agricultural standards for vineyards for the following reasons:

Permitted Use:

- Crops (“field, tree, bush, berry and row”) are permitted in every zone under Title 22



- Both the current General Plan and Draft General Plan identify agriculture as a use to be supported and protected.
- The Board motion did not ask us to revisit and update the standards directed our department to address crops, nor were crops standards included in our current regulations pertaining to wineries.



A-1, A-
2, A-
2H, **RR**

Agricultural Zone

Changes to Standards :

	CURRENT	PROPOSED
SLOPE EXCLUSION	50% or more	25% or more
LOT SIZE	5 acre minimum (spread over several adjacent parcels)	2 acre minimum (Same parcel only)
ACCESS REQUIREMENT		28 ft or wider, subject to Public Works & Fire approval
FACILITY SIZE RESTRICTIONS		<ul style="list-style-type: none"> •Winery: 25% <u>parcel</u> up to 50,000 sq ft •Tasting rooms: 20% of <u>winery</u> up to 10,000 sq ft •Remote tasting rooms: 15% of <u>parcel</u>, up to 15,000 sq ft
CROP STANDARDS	Must prove vines exist Must source 50% of grapes from parcels	Must prove wine crops (not limited to grapes) exist. No source requirements

Intent: facilitate limited wine production and tasting supportive of and secondary to agricultural production.